

LOT 29  
IN OR 763 PG 1821  
PIRATES BAY PB 5/213

JONES JOYCE M  
2502 CAPTAIN HOOK DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0029-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                                        |                                 |                      | MARKET ADJUSTMENTS |             |                |                |                |           |         |             |        |         | NASSAU COUNTY PROPERTY |                                        |            |                             |      |         |      |     |    |        |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------|---------------------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|------------------------|----------------------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION                           | TYPE                            | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | PAGE 1 of 1 2          |                                        |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 90                             | 0900                            | 01                   | 1,704              | 120.1200    | 142.64         | 243,059        | 1991           | 1996      | 0       | 0           | 0      | 12.78   | 87.22                  | VALUATION BY STANDARD                  |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                                 | 21               | STONE 10                               | 1 SNGL FAM - 100% - 1997        |                      |                    |             |                |                |                |           |         |             |        |         |                        | Heated Area: 1450 HX Base Yr 1997      |            |                             |      |         |      |     |    |        |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100                          |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | Tax Group: 2 Tax Dist:                 |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100                         |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | BUILDING MARKET VALUE 211,996          |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100                            |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | TOTAL MARKET OB/XF VALUE 5,675         |            |                             |      |         |      |     |    |        |  |
| Interior Floor                                                                                                                                | 14               | CARPET 80                              |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | TOTAL LAND VALUE - MARKET 130,000      |            |                             |      |         |      |     |    |        |  |
| Interior Floor                                                                                                                                | 08               | SHT VINYL 20                           |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | TOTAL MARKET VALUE 347,671             |            |                             |      |         |      |     |    |        |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100                            |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | SOH/AGL Deduction 209,398              |            |                             |      |         |      |     |    |        |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100                         |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | ASSESSED VALUE 138,273                 |            |                             |      |         |      |     |    |        |  |
| Bedrooms                                                                                                                                      | 3                | 100                                    |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | TOTAL EXEMPTION VALUE HX HB SX 100,000 |            |                             |      |         |      |     |    |        |  |
| Bathrooms                                                                                                                                     | 2                | 100                                    |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | BASE TAXABLE VALUE 38,273              |            |                             |      |         |      |     |    |        |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100                         |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        | TOTAL JUST VALUE 347,671               |            |                             |      |         |      |     |    |        |  |
| Stories                                                                                                                                       | 1.               | 1. 100                                 | NCON VALUE 0                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| Units                                                                                                                                         | 0                | 100                                    | INCOME VALUE                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| Occupancy                                                                                                                                     | 00               | NONE 100                               | PREVIOUS YEAR MKT VALUE 351,405 |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| Quality                                                                                                                                       |                  | 05                                     | Quality Level 05                |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| DOR CODE                                                                                                                                      |                  | 0100 SINGLE FAMILY                     |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| MAP NUM                                                                                                                                       |                  | MKT AREA 01                            |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  | 1046.00                                |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE                            | TOT ADJ AREA                    | SUBAREA MARKET VALUE |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| BAS                                                                                                                                           | 1,450            | 100                                    | 1,450                           | 180,395              |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| DCK                                                                                                                                           | 200              | 10                                     | 20                              | 2,488                |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                                                           | 380              | 55                                     | 209                             | 26,002               |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                           | 82               | 30                                     | 25                              | 3,110                |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                        |                  | 2,112                                  | 1,704                           | 211,996              |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                                |                  | 2502 CAPTAIN HOOK DR, FERNANDINA BEACH |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| L N                                                                                                                                           | OB/XF CODE       | DESCRIPTION                            | BLD CAP                         | L                    | W                  | UNITS       | UT             | Adj R          | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q      | % COND  | OB/XF MKT VALUE        | NOTES                                  |            |                             |      |         |      |     |    |        |  |
| 1                                                                                                                                             | 0500             | FP-PRE FAB                             | 0                               | 100                  | 0                  | 0           | 1.00           | UT             | 3,500.00       | 100       | 1991    | 1991        | 3      | 72      | 2,520                  |                                        |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                             | 0811             | CONCRETE B                             | 0                               | 100                  | 0                  | 0           | 948.00         | SF             | 5.20           | 100       | 1991    | 1991        | 3      | 64      | 3,155                  |                                        |            |                             |      |         |      |     |    |        |  |
| LAND DESCRIPTION                                                                                                                              |                  |                                        |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |
| L N                                                                                                                                           | USE CODE         | CLS                                    | LAND USE DESCRIPTION            | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | DPHT FACT   | % COND | TOT ADJ | UNIT PRICE             | ADJ UNIT PRICE                         | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1                                                                                                                                             | 000100           | C                                      | SFR                             | 100                  |                    |             | 0.00           | 0.00           | 1.00           | LT        |         | 1.00        | 1.00   | 1.00    | 130,000.00             | 130,000.00                             | 130,000    |                             |      |         |      |     |    |        |  |
| REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS |                  |                                        |                                 |                      |                    |             |                |                |                |           |         |             |        |         |                        |                                        |            |                             |      |         |      |     |    |        |  |